



CITY OF ROCKLIN
MINUTES OF
SPECIAL JOINT MEETING
OF THE
ROCKLIN CITY COUNCIL
AND
ROCKLIN PLANNING COMMISSION

JULY 11, 2002

TIME: 6:30 P.M.
www.ci.rocklin.ca.us

PLACE: Council Chambers
3970 Rocklin Road

1. The Special Meeting of the Rocklin City Council and Planning Commission convened at 6:30 p.m. Mayor Yorde presiding.
2. Mayor Yorde called on Chairman O'Brien to lead us in the Pledge of Allegiance.
3. Roll Call:

Councilmembers: Kathy Lund, Peter Hill, George Magnuson, Mayor Yorde
Brett Storey was excused.

Planning Commissioners: Lynne Sully, Ralph Coleman, Scott Barber,
Larry Menth, Chairman O'Brien

City Personnel: Carlos A. Urrutia, City Manager
Russell Hildebrand, Dept. , City Attorney
Terry Richardson, Dir./Community Development
Sherri Abbas, Planning Services Manager
Laura Webster, Senior Planner
David Mohlenbrok, Senior Planner
Gayle Burr, Planning Commission Secretary

PUBLIC HEARING:

4. Administrative Draft of the City of Rocklin's 2002 Housing Element

The Housing Element includes discussions regarding the availability and adequacy of sites for housing; financial and administrative resources to assist in the development of housing for all income levels; housing accomplishments since the 1992 Housing Element was adopted; proposed goals and policies for the updated housing element; a list of proposed implementation programs, and other demographic and housing characteristic information.

Following discussion the Council/Commission will provide direction regarding any necessary revisions to the Administrative Draft Element prior to formal submittal of a Draft Housing Element to the State Department of Housing and Community Development (HCD) for that agency's review.

Terry Richardson made introductory comments.

He asked for public input on the Draft Element; comments from the Planning Commission and City Council specifically on the wording of the document and the specific programs with special attention to the following:

- 1) Page 7-62 – Inclusionary Zoning
- 2) Page 7-70 – Emergency Housing Shelters
- 3) Page 7-71 – Multi-family three-story units requiring use permits versus design review

Staff will incorporate changes recommended by the Council/Commission and send the document to HCD for their review. After Staff responds to HCD's comments, the final document will be presented again to the Planning Commission and City Council within the next 3-4 months.

Mayor Yorde thanked Peter Hill and the General Plan Advisory Committee for their efforts.

Roberta MacGlashan, representing Quad Knopf, the primary consultant for updating the General Plan introduced Veronica Tam of Cotton/Bridges/Associates who made the presentation of the proposed housing element describing the following:

- 1) What is the Housing Element
- 2) State HCD Review of Element
- 3) Housing Element Requirements
- 4) Benefits of HCD Approval
- 5) Affordable Housing
- 6) Housing Affordability
- 7) Housing Adequacy
- 8) Sites Inventory
- 9) Housing Goals
- 10) Housing Conservation
- 11) Housing Production
- 12) Removal of Governmental Constraints
- 13) Regional Cooperation
- 14) Equal Housing Opportunity

George Magnuson expressed concern about using First Time Homebuyer funds to subsidize monthly rentals.

Veronica Tam recommended adding a special program to explore such an idea in addition to continuation of the First Time Homebuyer program. She also discouraged long-term subsidies.

Terry Richardson confirmed the First Time Homebuyer program awards funds to approximately six (6) homes per year.

Lynne Sully discussed density issues.

Scott Barber discussed studying the viability of inclusionary zoning.

Larry Menth discussed housing for disabled.

Kathy Lund discussed the need for funds for a Crisis Nursery and programs for the Homeless.

Peter Hill also discussed inclusionary zoning. He stated that 10% of the proposed Sunset Ranchos Annexation will be developed as affordable housing. He also expressed concern regarding the concept of the City getting involved in ongoing subsidization of monthly rents. Instead he proposed that the City look at the feasibility and desirability of funding emergency payments for security deposits, etc. He recommended that a Study be conducted.

The hearing was opened to the public.

There being no members of the public wishing to speak, the hearing was closed.

Terry Richardson announced that Herb Whitaker of Legal Services of Northern California was sent an invitation to this Joint Meeting of the City Council and Planning Commission and he has given a copy of the Staff Report for the meeting.

Terry reiterated his request for direction from the Council and Planning Commission on all the programs in the housing element document with special attention to the following:

- 1) Page 7-62 – Inclusionary Zoning
- 2) Page 7-70 – Emergency Housing Shelters
- 3) Page 7-71 – Multi-family three-story units requiring use permits or just design review

Commissioner Coleman discussed inclusionary housing issues.

Commissioner Sully stated she supported allowing for transitional housing at appropriate locations. She also proposed eliminating the requirement of a use permit for two-story multi-family structures but to require one for three-story multi-family structures. She also proposed to continue requiring design review for two-story multi-family structures.

Commissioner Menth asked that a program for transitional housing and additional support for emancipated youths be considered.

Commissioner Barber expressed support for the First Time Homebuyer program as it relates to young married couples and senior citizens, especially recently widowed.

Veronica Tam confirmed for Commissioner O'Brien the proposed continuance of the existing First Time Homebuyer Program as a program included in the Housing Element.

Councilmember Lund discussed concerns regarding the size of second units and proposed addressing this issue at another time before the City Council.

Councilmember Hill discussed the program to study inclusionary zoning.

Councilmember Magnuson expressed his concern for support of single heads of households with children renting as opposed to buying homes in Rocklin.

ADJOURNMENT:

5. Meeting adjourned at: 8:00 p.m.

Planning Commission Secretary

APPROVED:

Ken Yorde, Mayor